

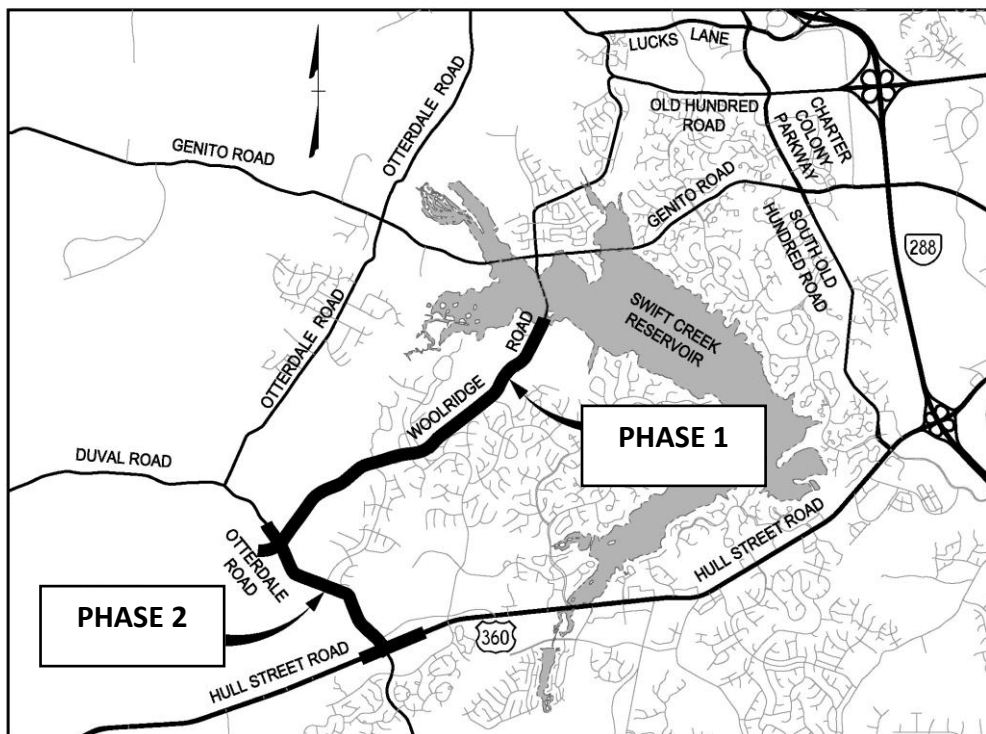


Welcome/Purpose of Meeting

Chesterfield County would like to welcome you to the Citizen Information Meeting for the Woolridge and Otterdale Road Improvement project. The purpose of tonight's Citizen Information Meeting is to update you on the status of the Woolridge and Otterdale Road Improvement project and answer any questions you may have.

Project Description

The goal of the project is to provide a safe corridor for the traveling public that will also accommodate future growth. The first phase of the project will widen Woolridge Road from the Swift Creek Reservoir to Otterdale Road, while the second phase will improve Otterdale Road from Woolridge Road to Hull Street Road. Both roads will be improved from narrow, two-lane roads to four-lane, divided facilities with curb and gutter. As part of the second phase, improvements will be made to the intersection of Hull Street Road and Otterdale Road, including a new right turn lane from westbound Hull Street Road to northbound Otterdale Road. Most of the funding for construction will come from the developer and the Magnolia Green Community Development Authority (CDA).



Estimated Cost

The CDA and developer will contribute up to \$25 million, which are funds that must be used for this project. Currently, the total cost for both phases is estimated to be \$29 million. This includes the design, permitting, right-of-way acquisition, utility relocation, and construction required for the project.

Buffers and Landscaping

While every effort will be made to minimize the amount of disturbed area, some trees outside the existing right-of-way will be impacted by the project. Landowners will be given the choice to have these trees replaced or to be compensated for them as part of the right-of-way acquisition process. The median will be grass and concrete per VDOT standards.



Bicycle and Pedestrian Facilities

The organizational documents preclude the CDA funds from being used on sidewalks and bike lanes. Widening the road and adding lanes will improve the accommodations for bicyclists. A ten-foot wide, flat greenway will be provided behind the curb and gutter to accommodate pedestrians. This greenway, along with curb ramps at intersections, will also facilitate the construction of a future sidewalk or multi-use path. Several funding sources could be used to provide these improvements after completion of the project, including Revenue Sharing and Transportation Alternatives Funds.

Traffic Volumes and Speeds

VDOT performed a speed study in 2014 and determined that the current posted speed (45 mph) was appropriate based on both the average speed (46 mph) and the 85th percentile speed (51 mph). There are no plans to change the speed limit as part of the project. Recent and projected traffic volumes are below.

Road	Segment	Average Daily Traffic (ADT)			10-Year Projected ADT	20-Year Projected ADT
		2008	2012	2015		
Otterdale Road	Hull Street Road to Woolridge Road	*	3,660	2,875	10,415	17,165
Woolridge Road	Otterdale Road to Fox Club Pkwy	1,407	*	*	7,285	11,480
	Fox Club Pkwy to Timber Bluff Pkwy	*	3,959	6,819	11,150	18,335
	Timber Bluff Pkwy to Crown Point Road	10,739	*	*	20,150	26,280

* data not available

Project History

1991 – Magnolia Green was zoned with limited requirements to improve the area road network. The project remained dormant for years after it was zoned.

2007 – Magnolia Green started obtaining their initial approvals to begin developing the property. The county and the developer worked together to establish a financing mechanism that would help to provide an improved road network for the area. The Board of Supervisors approved establishment of the CDA at a public hearing in August.

2008 – Preliminary plans for the Project were developed and staff met with impacted landowners and neighborhoods, including Woodlake, Foxcroft and Foxfire. Subsequent to that, the project was put on hold as market conditions rendered the bond sale infeasible.

2012 – The new developers of Magnolia Green and the county renewed discussions of the CDA and the bond sale.

2014 – County staff held multiple meetings with landowners and the community.

2015 – Bonds were sold in April. Staff continues to meet with impacted landowners and neighborhoods. The right-of-way acquisition process is underway.

Next Steps

Right of Way Acquisition Complete	Summer 2016
Utility Relocation Complete	Summer 2017
Environmental Clearances/Permits Complete	Winter 2015
Anticipated Start of Phase 1	Late 2017
Anticipated Completion of Phase 1	Summer 2019



Woolridge Road, Existing Conditions



Woolridge Road, Visualization of Proposed Improvements



Otterdale Road, Existing Conditions



Otterdale Road, Visualization of Proposed Improvements

*Questions or Comments? Contact Jesse Smith, PE
Director, Chesterfield County Transportation Department
(804) 748-1037, smithjw@chesterfield.gov*